

# **BRIDGEWATER SOUTH**

## **Covenant Guidelines**

### ***Dwelling Size and Structure Location Requirements***

#### **DWELLING SIZE REQUIREMENTS**

No dwelling may be constructed on any lot unless it meets the following minimum heated living area requirements (exclusive of decks, porches, breezeways, steps, basements, and garages):

- One-story home: Minimum of 1,450 square feet of heated living area.
- One-and-one-half or two-story home: Minimum of 2,500 square feet of heated living area.
- Only detached single-family dwellings are permitted.
- No dwelling shall exceed thirty-five (35) feet in height, as measured from the front elevation.

#### **STRUCTURE LOCATION REQUIREMENTS**

All structures must comply with the following minimum setback requirements:

- Front property line: Minimum of 25 feet.
- Rear property line: Minimum of 25 feet.
- Side property line: Minimum of 10 feet.
- Street-side lot line (corner lots): Minimum of 20 feet.
- All structures must also comply with any other applicable governmental setback regulations.